## ORDINANCE NO. 2312

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, CHANGING PRE-ANNEXATION ZONING FOR PARCELS 9428500065 AND 9428500066 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on September 21, 2004, the City Council appointed twelve members to the North Redmond Citizen Advisory Committee, who in consultation with the neighborhood subsequently prepared a draft neighborhood plan; and

WHEREAS, on November 16, 2005, the Planning Commission conducted a public hearing on the North Redmond Citizen Advisory Committee's recommended amendments as a regularly scheduled update to the North Redmond Neighborhood Plan; and

WHEREAS, on March 10, 2006 a determination of non-significance was issued as a result of the State Environmental Policy Act (SEPA) review process; and

WHEREAS, on May 24, 2006, the Planning Commission transmitted its recommended North Redmond Neighborhood Plan, including the recommended zoning for Parcels 9428500065 and 9428500066 to the City Council; and

WHEREAS, the Commission's recommendation proposes changing the adopted pre-annexation zoning for these parcels from R-1P (residential, one dwelling per acre) to R-4P with a Conservation and Residential Development Overlay as shown on Exhibit 2 attached hereto; and

WHEREAS, the City Council has considered the Commission's recommendations; and adopted the North Redmond Neighborhood Plan at its November 7, 2006 regular meeting; and

WHEREAS, the City Council conducted a public hearing on October 17, 2006 and November 21, 2006 concerning the proposal to change adopted pre-annexation zoning for Parcels 9428500065 and 9428500066; and

WHEREAS, RCW 35A.14.330 and .340 allow the City to establish or amend pre-annexation zoning; and now therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions Adopted. The Findings, Conclusions and Recommendation contained in the May 24, 2006 Planning Commission Report to the City Council are hereby adopted. In addition, the City Council finds that Parcels 9428500065 and 9428500066 within the North Redmond Neighborhood might reasonably be expected to be annexed to the City of Redmond at some future time and that the establishment of pre-annexation zoning for the parcels is reasonably necessary in the interest of the public health, safety, and welfare.

Section 2. Amend Zoning Map. The official zoning map of the City of Redmond is hereby amended to apply pre-annexation zoning for Parcels 9428500065 and 9428500066 of the North Redmond Neighborhood as shown on the map set forth on Exhibit 2 to this ordinance. The pre-annexation zoning shall become effective following the adoption of the Redmond-Woodinville Road design and circulation study and

resulting development standards as set forth in the Redmond Community Development Guide, or on September 30, 2008, whichever occurs first, and upon annexation of each individual parcel to the City of Redmond.

Section 3. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance and attachments with the County Auditor and to cause the same to be recorded.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an administrative action, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

MALISA FILES, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

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November 15, 2006 FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL: November 21, 2006 November 21, 2006 SIGNED BY THE MAYOR: November 27, 2006 PUBLISHED: EFFECTIVE DATE:

December 2, 2006

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## EXHIBIT 1 – ORDINANCE NO. 2312 LEGAL DESCRIPTION PRE-ANNEXTION ZONING FOR PARCELS 9428500065 AND 9428500066

Tract 13, Willow Garden Tracts, according to the plat thereof recorded in Volume 21, of Plats, Page 99, records of King County, Washington, together with that portion of Tract 14, of said plat lying northerly of the following described line:

Beginning at the south quarter corner of Section 26, Township 26 North, Range 5 East, Willamette Meridian; thence north 904.42 feet along the center section line to the point of beginning of this line description; thence North 88°14'25" West parallel with the north line of the south half of the southwest quarter of said section to the easterly margin of State Highway No. 2, (154<sup>th</sup> Pl. NE.) and the end of this line description. EXCEPT the east 30 feet for county road (156<sup>th</sup> Ave. NE).